

Carolyn K. Craven
101 14th Avenue South
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June 9, 2019

PUBLIC COMMENTS
"ME TOO"

CASCADE COUNTY PROPOSED ZONING REGULATIONS

During the March 26 Planning Board Hearing, Carey Ann Haight stated that members of the public who want to share the same message as another person has submitted may say "Me Too" along with their name and address.

I have read the extensive, well-researched and excellent analysis of the Growth Policy support for the 2019 CCPZR Mixed Use-40 District written by Tammie Lynne Smith at 397 Highwood Road, Great Falls, MT 59405.

I completely agree with this analysis and the conclusions reached by the author. I agree with her assessment of the proposed zoning compliance with Growth Policy goals (no compliance, partial compliance or compliance). I agree with her well-articulated and researched discussion of six issues regarding the land use zoning. I appreciate the attachment she shared on Hazardous Materials from the Cascade County Multi-Hazard Plan.

Please accept my "Me Too" complete agreement with the above.

I urge planning staff, planning board members and county commissioners to review this excellent public comment.

Respectfully submitted,

Carolyn K. Craven
101 14th Avenue South
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Cascade County Zoning Amendments

Growth Policy Analysis for Proposed MU-40 District

I. Growth Policy Analysis

This analysis was conducted for the proposed MU-40 District. According to the staff report, the existing Agricultural District was split into to districts to reflect current land development patterns. As noted in the staff report and on the maps, most of the development activity has occurred in the area that is now the MU-20 District. The regulations for this district are not significantly different from the existing regulations for the Agriculture district. As demonstrated by the following analysis, however, the proposed MU-40 District is predominantly agriculture in nature with very limited mixed-use. The statement of intent and the regulations for the district do not match the prevailing land use and rural character of the district.

MU-40 - The MU-40 District is intended to provide for mixed land uses that may be more intensive in character and larger in scale while allowing residential sites characteristic of traditional farming and ranching uses.

It would be more appropriate to maintain the current Agriculture District zoning with the primary purpose of protecting prime farmland and maintaining the rural character.

A Agricultural District - The purpose of this district is to preserve, promote, maintain and enhance the use of such areas for agricultural purposes, small scale value-added agricultural uses and to protect such land from encroachment by non-agricultural uses, structures or activities. Regulations in this district are intended to protect the most productive soil types, by encouraging non-agricultural and large-scale development to locate on non-productive or marginally productive agricultural land and to minimize environmental concerns.

The following table list relevant policies, goals and objectives from the Growth Policy and references additional analysis and discussion to that demonstrate the proposed MU-40 District is not in substantial compliance with the Growth Policy.

Table 1: Growth Policy Analysis for MU-40 District

Goal, Objective or Policy	Substantially Compiles	Comment
<u>Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.</u>	Partial	Inappropriate location of large scale intensive uses can have serious fiscal impact on county residents. See Issues #1, 5 & 6
A. Stimulate the retention and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.	Partial	Provides for businesses but should limit such uses to suitable locations. See Issue #1

B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.	No	Does not protect prime agricultural soils. See Issue #4
C. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunications, and youth/social services.	Partial	Provides for businesses does not utilize available assets near communities with infrastructure and services. See Issues #1, 5 & 6
<u>Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.</u>	No	Large scale and intensive uses are not compatible with rural character. See Issues #2, 3 & 4
C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.	No	Large scale and intensive uses are not compatible with rural character. See Issue #2, 3, 4, 5 & 6
<u>Goal 3: Maintain Agricultural Economy</u>	Partial	Increases average lot size in MU-40 district to 40 acres but has no provisions to protect farmland. See issue #4
A. Protect the most productive soil types.	No	No suitability analysis. No protection for productive soil. Issues #1 & 4
D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.	Yes	Provides for value-added agriculture in MU-40 District.
<u>Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade Count's citizens</u>	No	Large scale intensive uses are not compatible with rural lifestyle. Local government intervention and fiscal impact to county residents would increase to provide infrastructure and services to such uses in remote rural areas. See Issues #2, 3, 5, 6
A. Maintain Cascade County's citizens independent lifestyle and minimize local governmental intervention, to the extents possible, consistent with the requirements of a continually evolving economy and constantly changing population.		
<u>Goal 6: Promote and maintain a transportation system that provides safety, efficiency, and cost efficiency.</u>	No	Significant traffic safety hazards and cost to maintain rural roads. See Issue #5

<u>Goal 8: Protect surface and groundwater from pollution.</u>	No	No suitability analysis to identify soils that are inappropriate for on-site wastewater treatment systems that may result from large scale uses. See Issue #1
A. Discourage development with on-site wastewater treatment systems in areas having inappropriate soils or high groundwater, as indicated on the revised Cascade County soil maps, to help prevent the contamination of groundwater supplies.	No	
<u>Goal 9: Foster the heritage of the area in agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands, and forests.</u>	Partial	Farmlands are permitted use but large scale intensive manufacturing uses will take farmland out of production and are not compatible in rural areas. See Issues #2, 3, 4
G. Encourage agricultural landowners considering land subdivision to develop the least agriculturally viable portion of their properties.	No	No provisions to protect prime farmland. See issue #4
H. Encourage in-fill development of urban and transitional areas already committed to development where community facilities and services can be provided cost-effectively in order to reduce development pressure on agricultural lands.	No	MU-40 District promotes large scale intensive development in areas that are costly to serve and are not near existing development. See issue #2, 5, 6
<u>Goal 11: Protect and maintain Cascade County's rural character, encourage efficient use of land.</u>	No	MU-40 District promotes large scale intensive development in areas that are not near existing development and can unsafely locate in areas lacking adequate emergency services. See issue #2 & #6
A. Preserve the county's open space setting by encouraging cluster development.	No	
B. Encourage cluster development to locate near existing towns and rural, more densely populated settlements and discourage poorly designed, unsafe land subdivisions and unsafe commercial development.	No	
CHAPTER 5 – ECONOMIC CONDITION : POLICIES		
1. Commercial and manufacturing uses should be encouraged, if such uses do not adversely affect agriculture and are located around and in existing rural communities.	No	There is no protection of prime farmland. MU-40 District is not located around existing communities. Issue #2 & #4

2. Every effort should be made to protect and maintain farming units, because the family farm is important in the economy of Cascade County.	Partial	MU-40 statements mentions family farms and increases minimum lot size but also encourages large scale uses that will take farmland out of production. See Issue #4
6. Environmental as well as economic perspectives should be considered in any future development.	No	There is not suitability analysis to determine environmentally sensitive areas. See Issue #1
8. Utilization of locally produced agricultural products and raw materials should be encouraged.	Yes	Farms and value added agriculture are permitted
10. Aggressively develop, protect, and enhance the agricultural economy of Cascade County.	No	Ag zoning is eliminated. there are no provisions to protect prime farmland. Issue #4
11. Encourage future development to locate on non-productive or marginally productive agricultural Land.	No	Eliminates ag zoning and no provisions to protect prime farmland. See issue #4
12. Minimize, to the greatest degree possible, the adverse social and environmental impacts of development and encourage beneficial effects of orderly growth.	No	Large scale intensive land uses can locate in areas that lack infrastructure, emergency services and expensive to serve. See Issues #1, 3, 5, 6
14. Encourage economic activities to locate in those areas most economically, socially and environmentally appropriate, as determined by the County Planning Board and other public agencies.	No	Large scale intensive land uses can locate in areas that lack infrastructure, services and in environmentally sensitive areas. See Issues #1, 3, 5, 6
6. Local Services – Policies		
6. Using the subdivision review process, discourage development in areas where it is not economical for the county to provide services such as road maintenance, school bus service, fire, police protection, or snowplowing. Persons purchasing land in these areas should be informed, in writing, to the fact that some services may not be provided by the county.	No	Large scale intensive land uses can locate in areas that lack infrastructure, emergency services and in environmentally sensitive areas. See Issues #1, 3, 5, 6
7. Facilitate the appropriate development and maintenance of roads, public utilities, and community facilities.	No	

<p>Chapter 7: Natural Resources</p> <p>7.5 Land Unit: Landscape Unit Benches & Dissected Benches</p> <p>1. Since the existing land use of the benches and dissected benches landscape unit is predominately agriculture, special consideration should be given to protect this use.</p> <p>2. Any development or change in the use of the land should be in a form suited to the natural lay of the land.</p> <p>3. Since a wide variability of limitations exists, extensive on-site evaluations should be made before any proposed action is taken.</p>	<p>No</p>	<p>Ag zoning is eliminated and there are no provisions to protect prime farmland. Large scale intensive land uses can locate in areas that with steep slopes and in environmentally sensitive areas.</p> <p>There is no suitability analysis to determine limitations for development.</p> <p>See Issues #1, 2, 3, 4</p>
<p>8.3: Prime Agricultural Soil Area</p> <p>The prime agriculture soils resource preservation areas are intended to contain those soil areas where it is necessary and desirable, (because of their high quality, availability of water, and/or highly productive agricultural and grazing capability), to preserve, promote, maintain and enhance the use of such areas for agricultural purposes and to protect such land from encroachment by non-agricultural uses, structures or activities. Therefore, the prime agricultural soil preservation areas of Cascade County are those areas where the soils have been classified by the Natural Resources Conservation Service (NRCS), according to the NRCS definition of prime farmland or farmland of statewide importance.</p>	<p>No</p>	<p>Ag Zoning is eliminated and replaced with a district that allows large scale intensive uses that take ag land out of production and does not protect prime farmland.</p> <p>Issue #2,3,4</p>

II. Discussion of Issues

Issue #1: Lack of suitability analysis to determine the most appropriate areas for industrial and business land uses

The MU-40 District encompasses approximately million acres¹ and includes varied landscapes such as mountains, floodplains, canyons, cropland, pasture and open space. The Growth Policy describes potential hazardous features throughout the proposed MU-40 District such as flooding, erosion, landslide, soil creep and earthquake faults. The proposed zoning regulations would permit large scale intense manufacturing processes related to value added agriculture anywhere in this district without any review process that would consider the suitability of the proposed site for development or ensure that the use meets the basic considerations of public health, safety and welfare. Because the proposed MU-40 district is so vast such businesses may attempt to locate in areas with poor soils, steep slopes, high groundwater and other hazards that render the site unsuitable for development due to public health and safety concerns. Additionally, an industrial use could be located in remote areas that lack adequate emergency services, public facilities or transportation networks. This can all result in significant fiscal impact on county taxpayers to provide services to large scale intensive uses in remote locations. According to the Montana Code annotated (MCA) 76-2-304, zoning regulations must be:

- (b) Designed to:
 - (i) secure safety from fire and other dangers
 - (ii) promote public health, public safety and the general welfare
 - (iii) Facilitate the adequate provision of transportation water, sewerage, schools, parks and other public requirements

In order to meet these requirements, standard planning practice relies on an extensive analysis to determine areas that are most suitable for industrial and commercial development. Such analysis examines soils, slopes, wetlands, floodplains, prime farmland, environmental hazards, emergency response times, road capacity, land cover, existing land use and other similar factors. Such information is readily available from the Montana State Library- Natural Heritage Program, USDA Soil Maps, Montana Cadastral data and other sources. The background information that was posted on the County's web site only analyzed parcel sizes and permit data. Not even basic existing land use data was mapped to verify staff's "intuition" or what was "suggested" by the parcel analysis. The permit data is not complete and does not represent accurate land use patterns.

Lack of a such basic analysis results in haphazard development in areas that lack the infrastructure or local services to support such a use and, due to site features, can create serious public health and safety concerns. Specifically, large-scale intensive uses would be allowed to locate anywhere in an area of over a million acres that has varied landscapes, lacks services and a contains a multitude of potential hazards.

¹ The estimate is of the amount of acreage that is designated as MU-40 is based on a tabulation the number of townships that are completely mapped as MU-40 zoning, plus the number of townships that are at least 50% mapped as MU-40. Since there are 36 square miles per township, the resulting calculation indicated that there were at least 1,548 square miles designated as MU-40 or 990,720 acres. Since townships with less than 50% of the land area designated as MU-40 were not included in this tabulation, the amount of acreage is an undercount. For discussion purposes, this report rounds up the number to 1 million acres.

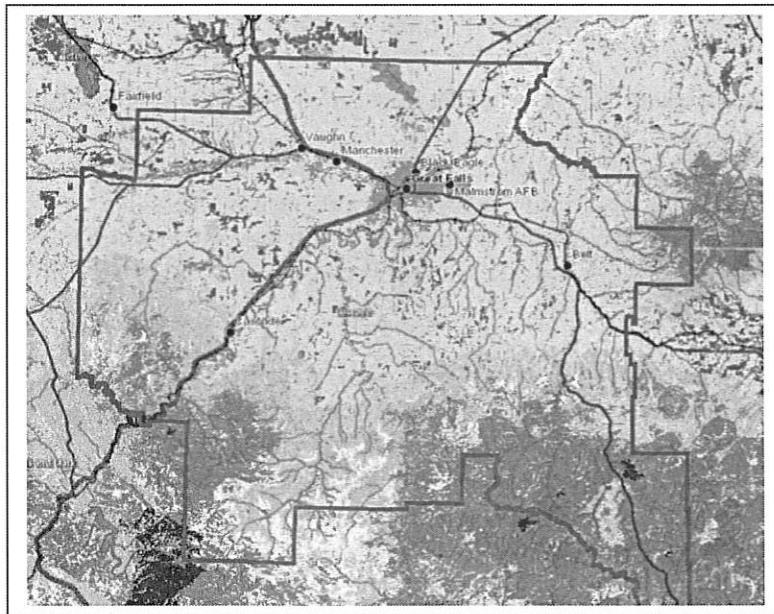
Issue # 2. The proposed intent for the MU-40 District does not match the prevailing land use.

The MCA 76-2-203 (2) states that the County shall consider,

“(d) The character of the district and its peculiar suitability for particular uses.”

The previous section discussed suitability. This section addresses the character. According to the Montana Natural Heritage Program, only 4% of the county is classified as “Developed Area”. As indicated below, most of the “Developed Area” is located in and around Great Falls with some developed land in outlying communities. The land area located in the proposed MU-40 district is classified as Cultivated Crops, Prairie/Grassland, Forest/Woodland, and Pasture/Hay.

Map 1: Land Cover Cascade County



Legend: Major Types of Land Cover

- Developed
- Agriculture
- Conifer-dominated forest and woodland
- Rocky Mountain Foothill Woodland-Steppe Transition
- Grassland Systems
- Deciduous Shrubland
- Wetland and Riparian Systems
- Introduced Vegetation

Source: <http://mtnhp.org/mapviewer/?t=1>

The March 26 staff report notes that the proposed zoning regulations are designed to, “... cater to their predominant land use characteristics...” In regards to prevailing land use, the staff report states that:

“Crop production is the prevailing productive land use in the northern and north-central parts of Cascade County while animal production is the prevailing productive land use in the southern half of the county (this is clearly demonstrated by the USDA CropScape map for the county.) Manufacturing operations tend to be located along major transportation routes such as railways and arterial roadways.”

The staff report also references a “Map 2” which indicates the types of zoning location conformance permits that have been issued throughout the county. An examination of the map indicates that in the proposed MU-40 District, only 16 permits were of a business or industrial nature.² Approximately 55 permits were issued for residential or ag related structures. Only the electric generating stations and the asphalt plant represent uses that would be considered “large scale” and “intensive” and the electric generating station has

² These permits were issued for quarries, wind turbine, country club, asphalt plant, ag sales, small engine sales/repair, paint ball, cell towers and an electric generating station.

since been dismantled. Clearly this does not represent a “mixed-use” land pattern with large scale intensive uses. The prevailing use is agriculture and grasslands and the statement of intent should reflect this.

The staff report concludes that the Mixed-Use District is appropriate because the Agricultural District already allows for a mix of uses characteristic of commercial districts, industrial districts and residential districts. It should be noted that the Montana Supreme Court stated uses allowed by current zoning are a consideration only **after** a thorough consideration of prevailing use.

“The County cites *North 93 Neighbors* for the proposition that a court applying the first prong of the *Little* test may look to the land uses allowed under current zoning rather than the prevailing uses in the area. We analyzed the land uses allowed by current zoning in *North 93 Neighbors* only *after* we thoroughly had considered the existing uses in the area. Our conclusion that the prevailing uses were not significantly different from the proposed use was based on our consideration of both the prevailing uses *and* the uses allowed by current zoning.” (Plains Grains vs. Cascade County.)

As demonstrated in the discussion above, the prevailing use is inarguably rural agriculture and not mixed use. The commercial and industrial uses are only allowed as special uses and can only be granted if the Board of Adjustment can make findings that the proposed development will not “materially endanger” the public health, safety, or welfare; that the development will not harm surrounding property values unless it is deemed to be a public necessity; and that the development will be “in harmony” with the area in which it is to be located. The fact that the Board must make these findings suggest that there are potential issues with compatibility of commercial and industrial uses.

In reality, most of the special use permits that have been granted are located in the area designated as MU-20. In the MU-40 District less than 20 non-residential/agricultural permits have been issued which hardly qualifies categorizing this district as mixed use. Since the prevailing use by far is agriculture, it is more appropriate to maintain the Agricultural District with the purpose of protecting prime farmland and eliminate some of the special use that are rarely, if ever, used. This would reflect the actual land use in the district, meet multiple objectives of the Growth Policy and meet the MCA requirement that zoning reflect the character of the district.

One proposed revision that is of particular concern in regards to compatible land use is changing the existing term from “light manufacturing and assembly” to “manufacturing”. The rationale is that this term is not defined in the current regulations. There is, however, a term for “Industrial, light” that is more consistent with term “light manufacturing”. The proposed change to the term manufacturing would allow heavy industrial uses which would differ significantly from the predominant land use and should not be allowed. Light industrial uses that are permitted as a special use as long as they meet the performance standards for such uses that are contained in the I-1 zoning district would be more appropriate.

Issue 3: The definition of “productive” use is not compatible with rural areas and is inconsistent with the purpose of zoning regulations that are stated in the Cascade County zoning ordinance.

The term “productive use” as defined by staff includes crop production, animal production and manufacturing. Grouping these dissimilar uses together is inconsistent with the following purpose of the Cascade County Zoning Ordinance.

1.1.6 To protect residential, business, commercial, and industrial areas alike from harmful encroachment by incompatible uses and to ensure that land allocated to a class of uses shall not be usurped by inappropriate uses;

Agricultural uses and manufacturing uses have distinct features that require them to be treated as separate classes of uses. Agriculture uses are related to food production, are characterized by open undeveloped areas, do not require urban infrastructure such as roads, water and sewer and relies on a the work force that is typically limited in size with operators and laborers who often live on-site. Manufacturing uses, however, take land out of food production, requires urban infrastructure, primarily requires a large workforce that must commute to the job site and generates year-round truck at much higher volumes than farming or ranching operations. Manufacturing uses are incompatible with the rural residences that are part of the agricultural landscape.

Theses differences are uniformly recognized in zoning ordinance that have separate zoning districts and development standards for these different classes of uses. There is no precedent for grouping these uses together. There is no definition of “productive use” in the zoning ordinance, growth policy, or Montana Code Annotated that matches staff’s definition. The North American Industry Classification System and Planners Dictionary that were cited in Appendix 1 as the basis for the definitions included in the zoning ordinance do not include a term for “Productive Use” and clearly defines agriculture and manufacturing as different classes of uses. “Productive Use” as referenced in USDA soil surveys or by the Growth Policy, only refers to crop production. Grouping agricultural uses such as crop production and animal production with “manufacturing” is also at odds with other purpose statements included in the Cascade County zoning ordinance:

1.1.4 To facilitate the provision of adequate transportation, and of other requirements and services such as water, sewerage, schools, open space, and parks;

1.1.5 To zone all properties with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Cascade County;

1.1.7 To avoid the inappropriate development of lands and provide for reduction of flood damage;

1.1.10 To foster a more rational pattern of relationship between residential, business, and industrial uses for the mutual benefit of all;

1.1.11 To isolate or control the location of unavoidable nuisance producing uses;

For the reasons stated above, manufacturing uses must be evaluated separately from agriculture uses and must be subject to standards to address the impacts from industrial processes that characterize this use. As noted previously, performance standards apply in the “Light Industrial District” should apply to manufacturing processes in all districts.

Issue 4: There are no zoning provisions to protect prime agricultural land.

The definition of "Prime Agriculture Areas" in Chapter 8 of the Cascade County Growth Policy states that these lands should be protected "from encroachment by non-agricultural uses, structures or activities". Clearly, large scale intensive land uses and manufacturing operations are not compatible with this Growth Policy definition. While small scale "value-added" operations may be appropriate as a special use, the growth policy is very clear that prime agricultural areas should be preserved. (Goal 3, Obj. A, B & D; Chapter 5 – Policies 2,6,10,11, and 12; Section 7.5 and Section 8.3) Given the emphasis that the Growth Policy places on preserving prime agricultural areas, the zoning ordinance should maintain the Agriculture district for the purpose of protecting the areas that are designated as prime farmland as designated on the following map from the Cascade County Growth policy. Replacing the Agriculture District with a mixed use district intended for "large scale" and "intensive" uses takes lands out of agriculture production and does not comply with the Growth Policy.

Cascade County Farmland Classification Map



As stated by the American Farmland Trust, “once farms are bulldozed and paved over, that land is gone forever.” The proposed regulations do not make any distinction between development on non-productive soils or development on prime farmland. In order to comply with the Growth Policy, the regulations should include provisions to protect this resource. In addition to the potential loss of valuable prime farmland, the United States Department of Agriculture, notes other concerns with development in agricultural areas:

“Land use and land-use changes have important economic and environmental implications for commodity production and trade, open space, soil and water conservation, air quality and atmospheric greenhouse gas concentrations, and other areas of policy relevance.”

<https://www.ers.usda.gov/amber-waves/2017/december/a-primer-on-land-use-in-the-united-states/>

The American Planning Association states the following regarding farmland protection:

“Farmland protection plans help local governments inventory important farmland, set goals for its protection, and identify strategies for implementation. Such strategies include agricultural zoning, agricultural buffers, right-to-farm ordinances, transfer or purchase of development rights programs, farmland mitigation requirements, and cluster or conservation development regulations.

Other important aspects of agricultural protection zoning include prohibitions of non-farm development on prime agricultural soils, establishing agricultural buffers between working farms and encroaching residential development to minimize land-use conflicts, and codifying right-to-farm provisions that protect farmers from nuisance complaints.”

<https://www.planning.org/knowledgebase/farmlandprotection/>

A review of county ordinances in Montana indicated that prohibiting industrial uses in agricultural districts is standard practice. Although food processing is allowed as an accessory use in some counties, these are small scale operations where the agricultural use is still the predominant use of land.

Flathead County	Dairy permitted in AG District. Slaughterhouse, distillery, food processing are only permitted in industrial districts
Missoula County	Food processing & slaughterhouse permitted as accessory use
Yellowstone County	Does not permit any commercial or industrial uses in Ag Districts
East Gallatin County	Only agriculture and residential uses are permitted
Gallatin County – Spring Hill	Packing, storing, and processing of products grown or raised on premised are permitted uses.

Issue 5: There is not adequate transportation infrastructure to support large scale intensive mixed use in the proposed MU-40 District

Transportation concerns are of paramount importance in drafting zoning regulations. The MCA 76-2-203 requires that the zoning regulations **must** be designed to:

“(b)(iii)Facilitate the adequate provision of transportation, water, sewerage, schools parks and other public requirements”

One reason for limiting manufacturing uses to Industrial zoned areas that are located near municipalities is that these districts are located near transportation networks that have the capacity to accommodate high volumes of traffic and heavy equipment loads. Many of the roads in the proposed MU-40 District, however, are either gravel roads or county maintained roads that are not designed for high volume traffic or heavy loads. According the Montana Department of Transportation:

“When snow, ice and frozen ground thaw in late winter and early spring, some road beds and base gravel become saturated and their ability to carry truck loads is reduced. The potential for severe highway distress during the freeze-thaw cycles is high. Older highways are more susceptible to frost action than highways constructed to today's standards.”

https://www.mdt.mt.gov/travinfo/loadlimit_policy.shtml

While agricultural machinery is transported on county roads, this equipment is only in operation on a seasonal basis and traffic volumes are low. A large-scale intensive manufacturing operation, however, typically generates year-round traffic, high volumes of truck traffic and continuous deliveries and transport of products throughout the day. Employees commuting to work can also generate high average daily trips. The proposed regulations would allow manufacturing operations associated with “value-added” agriculture anywhere in the MU-40 District with only the need to acquire a location conformance permit. This type of operation can locate on roads that do not have the capacity to carry the heavy loads or traffic volumes associated with a manufacturing use. There is the potential for significant fiscal impact to county residents to upgrade and maintain roads for large-scale intensive uses located in these rural areas. Traffic related to such uses can also increase the risk for serious health and safety concerns related to traffic accidents:

- Gravel roads with heavy high-speed traffic create dust resulting in air quality concerns and low visibility.
- Bridges in rural areas are not designed for heavy truck traffic. There has been no mapping to indicate where there are bridges that may have structural problems that should be addressed prior to allowing heavy traffic loads.
- At grade railroad crossings in rural areas without adequate warning signals or gates can result in fatal train – vehicle traffic
- Remote areas in the county have long response times for public safety and emergency vehicles to respond to accidents.

According to the Cascade County Multi-Hazard Mitigation Plan-2017,

“Privately-owned vehicles provide transportation for individuals in Cascade County using the federal interstate and state highway systems as well as county and private roads. Trucks and trailers carry interstate and intrastate cargo. Highway accidents caused by severe weather and high speeds occur frequently. Railroad related hazards such as derailments, toxic spill contamination, and vehicle collisions are a threat to Cascade County residents. According to the NTSB, more than 80 percent of

public railroad crossings do not have lights and gates, and 60 percent of all railroad accidents occur at these unprotected crossings.”

[http://www.cascadecountymt.gov/df/departments/disaster-and-emergency-services/Final 2017 PDM Plan Cascade.pdf](http://www.cascadecountymt.gov/df/departments/disaster-and-emergency-services/Final%202017%20PDM%20Plan%20Cascade.pdf)

Under the current regulations, “value-added” agriculture is a special use and must go through a public review process to address such concerns. The proposed regulations, however, allows “value-added” agriculture and the accompanying manufacturing processes as a permitted use. By removing this special use requirement, there are no safeguards to address traffic concerns and potential traffic hazards. Given that the road networks do not have the capacity for large scale and intensive uses, the county should be discouraging the location of such uses in remote rural areas.

Issue 6: There is not adequate emergency services to support large scale intensive manufacturing businesses in the MU-40 District

The MCA 76-2-203 requires that the zoning regulations **must** be designed to:

“(b)(i) secure from fire and other dangers

Large-sale intensive development and manufacturing uses should only occur in areas with adequate emergency services to respond to potential accidents and hazards related to such types of developments. According to the Cascade County Multi-Hazard Mitigation Plan the primary concerns with manufacturing development in the remote rural areas are described below. (See Attachment).

- **Hazardous Materials** – The release of hazardous materials is rated as high. The regional hazardous-material response trailers are positioned in Great Falls where almost all of the current manufacturing/industrial facilities are located. A hazardous materials release that occurred in remote rural areas of the county may not be discovered immediately and once discovered, the response time in critical situations would be lengthy due to distances and, as noted previously, the poor condition of the some current rural roads that do not allow high speed travel.
- **Wildfire** – The risk of wildfire in Cascade county is rated as very high. Negative impacts of wildfire include loss of life, property and resource damage or destruction, severe emotional crisis, widespread economic impact, disrupted and fiscally impacted government services, and environmental degradation. According to the Cascade County CWPP, issues make the county particularly vulnerable to wildfire include: 1) the semi-arid landscape 2) the wind generated from the Rocky Mountain Front Range can turn an ignition into a large wildland fire in a very short period of time; 3) the size and scale of the county, scattered numbers of outlying fire stations, significant reduction in number of people willing to volunteer as fire fighters in the county, and 4) lands in CRP which can be easily ignited and could result in extreme fire behavior.

The Cascade County Subdivision Regulations require all subdivisions to be planned to minimize the risk of fire and to permit effective and efficient response. Design elements of the subdivision include the placement of structures so as to minimize the potential for flame spread and the provision of efficient access for firefighting equipment. Manufacturing development on large parcels, however, may not be required to go through subdivision review. A “value-added” agriculture manufacturing operation that does not require subdivision or special use review can develop in remote areas located in the service area of volunteer fire districts that have long response times and limited personnel. There would be no requirements such a development contain the design elements for fire protection.

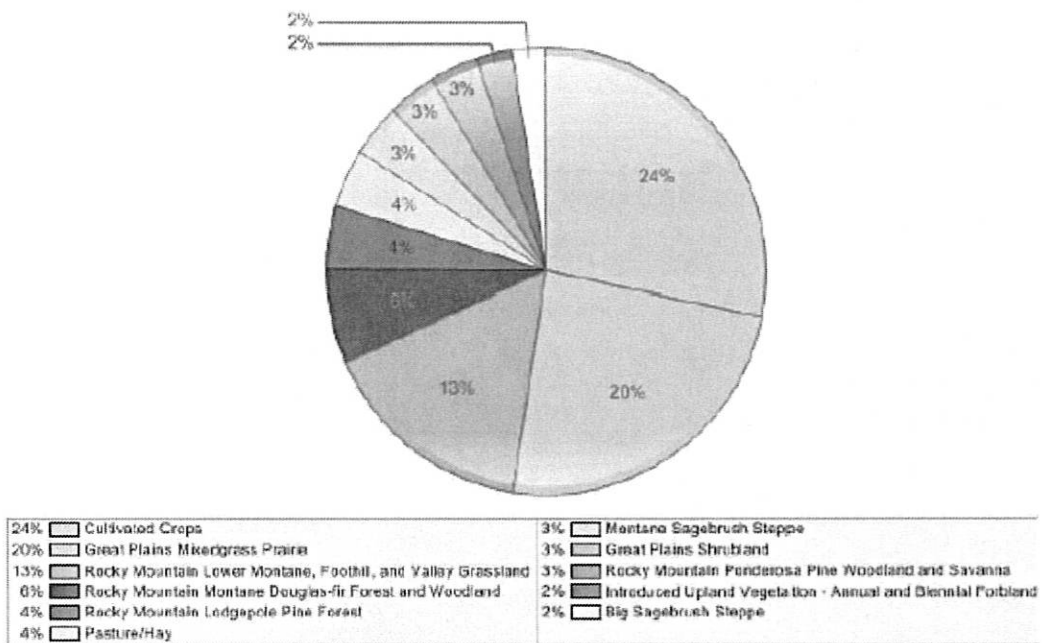
Under the current regulations, “value-added” agriculture is a special use and must go through a public review process to address such concerns. The proposed regulations, however, allows “value-added” agriculture and

the accompanying manufacturing processes as a permitted use. By removing this special use requirement, there are no safeguards to address concerns about emergency services, wildfire and potential hazards. Since locating manufacturing uses and large-scale intensive uses in remote rural areas will increase the risks of hazardous materials spills and property loss due to wildfires, the county should be discouraging the location of such uses in remote rural areas. In addition to public safety concerns, there is the potential for significant fiscal impact to county residents to provide emergency services for large-scale intensive uses that could locate in these remote rural areas.

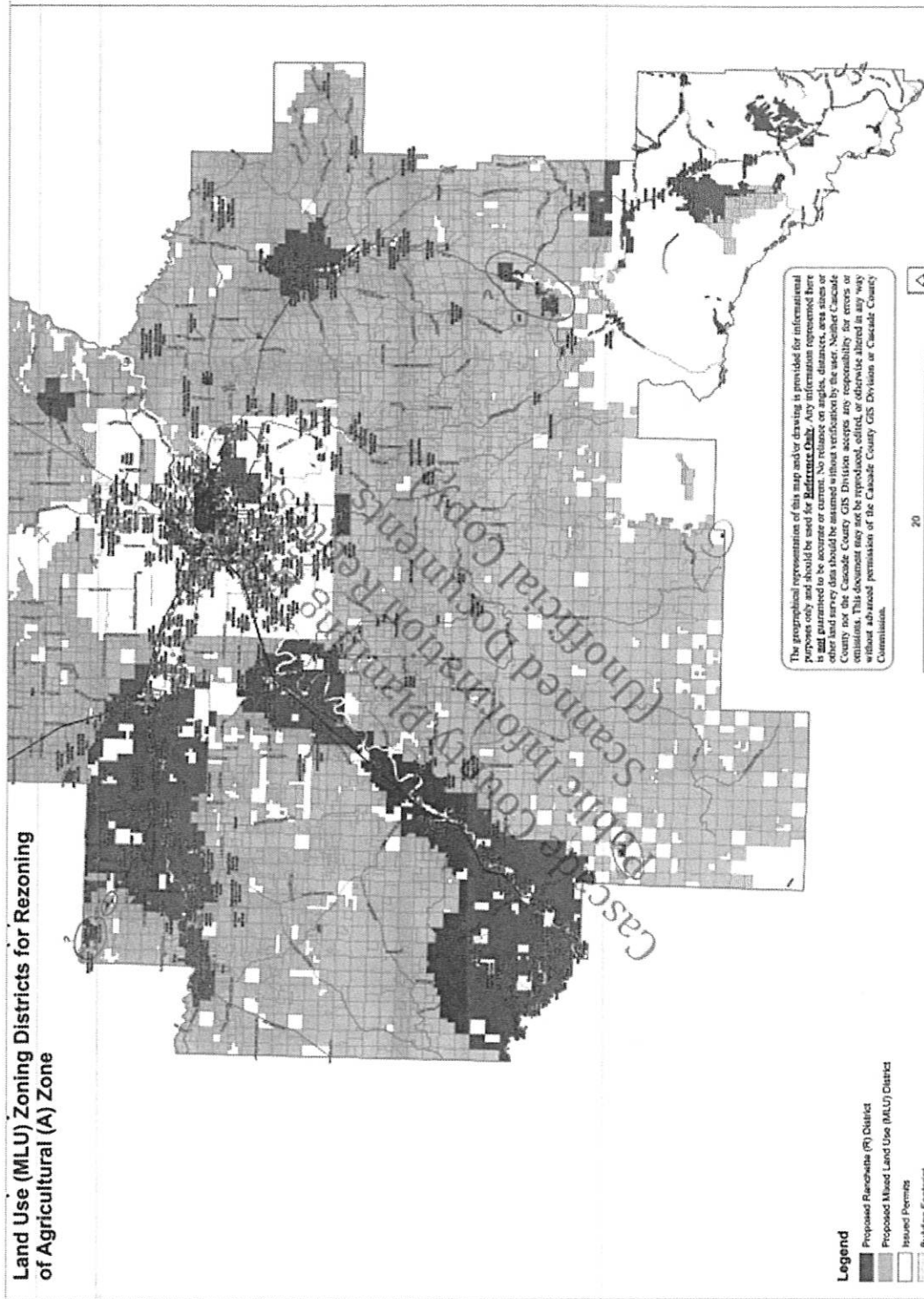
Montana Ecological Systems - Land Cover Report

Cascade County

1,733,233 Acres (1.84% of Montana)



Attachment 2: Map 2 – Cascade County Zoning Permit Overlay



Attachment 3: Cascade County Multi-Hazard Plan – Excerpts

[http://www.cascadecountymt.gov/df/departments/disaster-and-emergency-services/Final 2017 PDM Plan Cascade.pdf](http://www.cascadecountymt.gov/df/departments/disaster-and-emergency-services/Final%202017%20PDM%20Plan%20Cascade.pdf)

1. Hazardous Materials

A hazardous material release is the contamination of the environment (i.e. air, water, soil) by any material that because of its quantity, concentration, or physical or chemical characteristics threatens human health, the environment, or property. Hazardous materials, including petroleum products and industrial chemicals, are commonly stored and used in Cascade County and are regularly transported via the region's roadways, railroads, and pipelines. A release of hazardous materials from both fixed and transportation incidents pose possible threats involving emergency response. Hazards range from small spills on roadways to major transportation releases on railways or pipeline ruptures contaminating land and water.

Regional hazardous-material response trailers are positioned in Great Falls.

Vulnerability & Risk

Cascade County has no land use regulations that restrict building around industrial facilities or along transportation routes or in the vicinity of facilities that store large quantities of hazardous materials or petroleum products.

The U.S. Department of Transportation regulates the ways in which non-radioactive hazardous materials can be transported. Currently, there are no designated HAZMAT routes in central Montana. So, these materials can be transported through Great Falls and Cascade County with few restrictions. (Great Falls Growth Policy, 2013).

There are no land use regulations that restrict building around industrial facilities, along transportation routes, or in the vicinity of facilities which store large quantities of hazardous materials/petroleum products.

Transportation of hazardous materials through Cascade County on highways, pipelines, and by the railroads could result in an accident or derailment that would have the potential to impact Cascade County residents. Although there is no history of significant incidents, the potential for a hazardous material accident in Cascade County is present.

The volume and type of hazardous materials that flow into, are stored, and flow through communities will determine exposure to a potential release of hazardous materials. An accidental or intentional release of materials could produce a health hazard to those in the immediate area, downwind, and/or downstream. Some hazardous materials occur in the gaseous phase and are denser than air; therefore, having the potential to collect in low places.

2. Wildfire

A wildfire is an unplanned fire, a term which includes grass fires, forest fires and scrub fires, both man-caused and natural in origin. Severe wildfire conditions have historically represented a threat of potential destruction within the region. Negative impacts of wildfire include loss of life, property and resource damage or destruction, severe emotional crisis, widespread economic impact,

disrupted and fiscally impacted government services, and environmental degradation.

Wildfire risk is the potential for a wildfire to adversely affect things that residents value - lives, homes, or ecological functions and attributes. Wildfire risk in a particular area is a combination of the chance that a wildfire will start in or reach that area and the potential loss of human values if it does. Human activities, weather patterns, wildfire fuels, agricultural practices, values potentially threatened by fire, and the availability (or lack) of resources to suppress a fire all contribute to wildfire risk. The Conservation Reserve Program (CRP) land and with the change of agricultural practices, i.e. no-till farming, have created significant wildland fire risk in parts of Cascade County.

Fire season is the result of low rainfall, high temperatures, low humidity, and thunderstorms, high winds and lightning. Varied topography, semi-arid climate, and numerous human-related sources of ignition make this possible. Over 60 percent of fire starts in Cascade County are caused by lightning. Man-made fire starts account for the remainder including; debris burning, fireworks, campfire neglect, careless smokers, downed powerlines, or heated farm equipment in dry grass or crops. Only a fraction of fire starts are arson. BNSF representatives at the MHMP public meeting indicated that the railroad scrubs equipment to minimize sparks. There were only 1 or 2 fires started by the railroad in Cascade County in 2016.

Major wildfires can occur at any time of year. **Table 4.3-1** presents warning and advisory criteria for wildfire and a description of prohibitions that land management agencies can put into effect to reduce fire risk and prevent wildfires during periods of high to extreme danger.

Table 4.3-1. Warning, Advisories and Restrictions for Wildfire

Warning/Advisory/ Restriction	Description
Fire Weather Watch	A fire weather watch is issued when Red Flag conditions (see Red Flag Warning) are expected in the next 24 to 72 hours.
Red Flag Warning	A red flag warning is issued when Red Flag criteria are expected within the next 12 to 24 hours. A Red Flag event is defined as weather conditions that could sustain extensive wildfire activity and meet one or more of the following criteria in conjunction with "Very High" or "Extreme" fire danger: <ul style="list-style-type: none">• Sustained surface winds, or frequent gusts, of 25 mph or higher;• Unusually hot, dry conditions (relative humidities less than 20%);• Dry thunderstorm activity forecast during an extremely dry period;• Anytime the forecaster foresees a change in weather that would result in a significant increase in fire danger. For example, very strong winds associated with a cold front even though the fire danger is below the "Very High" threshold.
Fire Warning	A fire warning may be issued by local officials when a spreading wildfire or structure fire threatens a populated area. Information in the warning may include a call to evacuate areas in the fire's path as recommended by officials according to state law or local ordinance.
Dense Smoke Advisory	Dense smoke advisories are issued when the widespread visibilities are expected at a ¼ mile or less for a few hours or more due to smoke.

Table 4.3-1. Warning, Advisories and Restrictions for Wildfire

Warning/Advisory/ Restriction	Description
Stage 1 Fire Restriction	No building, maintaining, attending, or using a fire, campfire, or stove fire without a permit except in Forest Service developed camp or picnic grounds. No smoking unless in an enclosed vehicle or building, a developed recreation site, or while stopped in an area at least three feet in diameter that is barren or cleared of all flammable material. No operation of welding, acetylene, or other torch with an open flame. No operation or using any internal or external combustion engine without a spark arresting device properly installed, maintained and in effective working order.
Stage 2 Fire Restriction	No building, maintaining, attending or using open fire campfires or stove fires. No smoking unless in an enclosed vehicle or building, a developed recreation site, or within a three foot diameter cleared to mineral soil. No operation of welding, acetylene, or other torch with an open flame. No operation or using any internal or external combustion engine without a spark arresting device properly installed, maintained and in effective working order.

Source: National Weather Service (NWS, 2016); National Interagency Fire Center, 2016

(gacc.nifc.gov/.../r2ftc/documents/Fire_Restriction_Chart.pdf)

Cascade County has large areas of private agricultural lands (81.7 percent). The federal government manages approximately 12.4 percent of the total land in the County including portions of the Lewis and Clark National Forest (178,412 acres) and BLM land (24,627 acres). The State of Montana manages a 5.2 percent of the acreage. This scattering of government and private ownership can present unique firefighting challenges.

Cascade County has witnessed a number of large wildfires that have destroyed property and affected wildlife habitat, scenic resources, and air quality. Between 1992 and 2012, a total of 70 fires burned 6,337 acres in the county. The majority of these fires occurred in the months of July and August and were caused by lightning and farm equipment. The wildfires were generally less than one acre in size and were extinguished within one day. **Table 4.3-2** presents wildfire listings from the Montana DNRC over 100 acres with statistics on structures lost and suppression cost where available.

Problems with wildfire also occur when combined with the human environment. People and structures near wildfires are threatened unless adequately protected through evacuation or mitigation. Should fires occur, structures within the wildland-urban interface (WUI) are very vulnerable. The WUI is the zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. A WUI exists anywhere that structures are located close to natural vegetation and where a fire can spread from vegetation to structures, or vice versa. The most extreme situation with respect to fuel conditions and values at risk occurs in rural subdivisions where numerous high-value individual homes and subdivisions are located in the WUI in close proximity or within the wildland boundary. A significant loss of life could occur to residents, firefighters, and others who are in the wildfire area and do not evacuate. The CWPP identifies the following WUI areas in Cascade County: the Dearborn Area, including Cooper Ranch and Stickney Creek; Hardy - Missouri River Corridor; Logging Creek Area; the southwest side of the Highwood Mountains adjacent to the National Forest; and, the Missouri, Sun and Smith River corridors. The current and potential development of portions of Cascade County into residential lots of varying sizes will contribute to the WUI fire problem for the fire protection agencies in the county (Firelogistics, 2008).

According to the Cascade County CWPP, five primary issues make the county particularly vulnerable to wildfire. These include: 1) the semi-arid landscape and poor moisture regime that due to the lack of moisture during any of the four seasons can place the county into a fire season throughout a large share of the year; 2) the wind generated from the Rocky Mountain Front Range can turn an ignition into a large wildland fire in a very short period of time; 3) the size and scale of the county, scattered numbers of outlying fire stations, significant reduction in number of people willing to volunteer as fire fighters in the county, and ageing population in Neihart; 4) lands in CRP which can be easily ignited and could result in extreme fire behavior, especially under windy conditions, and provide for challenging wildland fire suppression efforts; and, 5) a very high risk subdivision with the high potential for suffering loss of life, property and resources from a wildland fire. Cascade County communities listed in the Federal Register as "Communities at Risk" from wildland fire include Monarch and Neihart (Firelogistics, 2008).

Often regional electric infrastructure passes through wildland and non-irrigated agricultural areas. In particular, the electric substations, transmission lines, fuel tanks, and radio transmission towers are not often equipped to withstand the heat from a wildfire. A wildfire could disrupt electricity or communications should this infrastructure be damaged.

Smoke from wildfires outside Cascade County have impacted local air quality. Most smoke comes from the southwest, west, and north. However, the consistent wind in area minimizes the public health hazard that wildfire smoke poses elsewhere in the state.

Probability and Magnitude

Cascade County's history with wildfire, dry and windy weather conditions, large acres of the county in CRP, and private access roads to rural subdivisions has prompted the MHMP Planning Team to identify wildfires as a significant hazard. Although the primary concern is to structures and the interface residents, most of the costs associated with fire, come from firefighting efforts. Wildfires can also have a significant impact on the regional economy with the loss of agricultural output, timber, natural resources, recreational opportunities, and tourism.

Future Development

Wildfire disasters can be mitigated through comprehensive land use planning that includes housing development design, fuels management, and public education. Land use regulations can reduce the incidence of wildland fire by addressing defensible space and access for emergency vehicles. Cascade County addresses wildfire in their Growth Policy and Subdivision regulations.

The Cascade County Subdivision Regulations require all subdivisions to be planned, designed, constructed, and maintained to minimize the risk of fire and to permit effective and efficient response in order to protect persons, property, and natural resource areas. Design elements of the subdivision include the placement of structures in such a manner so as to minimize the potential for flame spread and to permit efficient access for firefighting equipment. Areas rated as extreme, high or medium WUI must comply with special design standards including:

- Access and Evacuation – Roadside vegetation must be maintained so roads will service as escape routes and fire breaks. There must be a minimum of two approach routes to ensure one than one escape route and access routes by emergency vehicles. Building Density Requirements - Densities in areas of steep slopes and/or dense forest growth shall be reduced through minimum lot standards.
- Vegetation Management - A vegetation management plan is required that will reduce fuel loading and hazard rating and provide continuous maintenance of the fuel load. The plan must include guidelines for defensible space, fuel breaks and greenbelts, and a plan for continuous maintenance.
- Water Supply – A fire-fighting water source and access to that source must exist and be maintained as defensible space. Requirements for water supply systems are stipulated and may include fire hydrants or storage tanks.
- Fire Protection Covenants are required stipulating that property owners must maintain fire protection water supplies and fire protection systems (defensible spaces, driveway routes, fuel breaks) in perpetuity.

Cascade County Public Works Planning Division
121 Fourth Street North, Suite 2H-2I
Great Falls, Montana 59401

8 June 2019

Dear Planning Board,

In February, I was hopeful the Planning Board would see the Planning Division's massive proposed zoning revision as inconsistent with Cascade County's existing Growth Policy.

Since then, the Planning Board rejected an opportunity to reexamine that policy.

Regardless, the proposed zoning overhaul is still a bad idea.

I disagree with Finding #1: **"The proposed zoning regulation and map revisions have been made in accordance with the Growth Policy and demonstrate substantial compliance."** Please see my initial comment letter, along with many others, that refute this statement, point by point.

In either a broad context (the Montana Constitution) or a narrow interpretation (groundwater/surface water pollution/aquifer depletion/contamination, etc.) the **"public health, public safety, and general welfare"** is not promoted by this zoning change (Finding 2b).

Finding 2 b continues: **"Emergency service providers can anticipate emergencies."** Authorities cannot respond to emergencies they cannot, at this point, even imagine—the result of poorly conceived development that would rely heavily on these ill-conceived changes to zoning regulations. Confined animal operations, such as the one that prompted this zoning change, are highly efficient incubators for opportunistic pathogens.

The effects of development based on this zoning change are likely to substantially impact not only nearby property owners, but also incorporated cities and towns.

Cascade County, and the cities and towns within its borders deserve a true public forum to "hone and own" a coordinated economic plan that will serve residents, businesses, farms, neighbors, and tourists.

Growth challenges generate friction, but they can also serve as opportunity to develop informed consensus and momentum for sustainable growth. Though I respect the work of the planning staff, I am not clear about who wrote these changes, and what motivated them. What is the education and experience of the authors of this proposed zoning overhaul? What are its antecedents? What examples do we have from other counties that have adopted similar zoning rules?

These proposed zoning changes are antithetical with the existing Growth Policy. The Zoning Regulations Staff Report attempts to brush aside fundamental problems with simple, sweeping answers.

This massive zoning overhaul would damage the economy, vitality, and future of Cascade County. I urge the Planning Board and the County Commission to reject it.

Sincerely,

Claire Baiz
GTF Native, 58-year resident
Former Owner, Big Sky Gold

117 W Grove Street #204
Mishawaka IN 46545



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☒ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

05.21.19 Planning Board Hearing on Growth Policy Revisions

05.31.19 Zoning Definitions

06.01.19 Agricultural Zoning

06.06.19 Additional Definitions

06.07.19 Growth Policy Hearing

06.08.19 Zoning Districts & Permits

For Office Use Only

Date Received:	<u>6-8-19</u>	Date Reviewed:	<u>6-10-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

June 5, 2019

PUBLIC COMMENTS

CASCADE COUNTY PROPOSED ZONING REGULATIONS ZONING DISTRICTS & PERMITS

MIXED USE-20

- ❖ Intended to provide for exurban residential development and mixed uses along major transportation and amenity corridors. The district serves as a buffer zone between denser MU development and less dense, more intensive use in the MU-40 district.
 - Question: How is exurban residential different from rural/suburban residential?
- ❖ Permitted Principal Uses include, among others:
 - “Commercial Dairy if on a parcel twenty (20) acres or greater

Needs Clarification on Maximum Size
“...20 acres or greater” - More than 40 acres?
Perhaps should be “...at least 20 acres and not greater than 40 acres”.

- ❖ Permitted Accessory Uses located on same property as the principle permitted use:
 - Hutterite Colony
- ❖ Permitted uses with a Special Use Permit include:
 - Value-Added Agricultural Commodity Processing Facility – Public Notice
 - Permanent Workforce Housing – Public Notice
 - Temporary Workforce Housing – Public Notice

The MU-20 District intends to provide “mixed uses along major transportation and amenity corridors”. This is in violation of the following from the 2014 CCGP.

Chapter 5, Policy #4: “Efforts should be made to discourage commercial strip development along major thoroughfares”

No definition of “exurban” in 2019 CCPZR

Webster: “A region or settlement that lies outside a city and usually beyond its suburbs and that often is inhabited chiefly by well-to-do families.”

(Highly unlikely next to CAFOs, Feedlots, Rendering Plants, Slaughterhouses...)

Oxford: “Relating to or denoting a prosperous area beyond a city's suburbs.”

C.K. Craven
Homeowner

MIXED USE-40

- ❖ Intended to provide for mixed land uses that may be more intensive in character and larger in scale while allowing residential sites characteristic of traditional farming and ranching uses.
- ❖ Permitted principal uses include:
 - Commercial Dairy if on a parcel forty (40) acres or greater
 - Community Garden
 - Value-Added Agricultural Commodity Processing Facility This may include processing, manufacturing, storage and the like.
- ❖ Permitted Accessory Uses located on same property as the principle permitted use:
 - Hutterite Colony
- ❖ Permitted Uses with Special Use Permit – Public Notice
 - CAFO (with 40 acre minimum)
 - Mobile Home Park
 - Slaughterhouse
 - Rendering Plant
 - Workforce Housing, Permanent & Temporary

IN THE 2019 CASCADE COUNTY PROPOSED ZONING REGULATIONS...

- **THERE ARE NO STANDARDS APPLICABLE FOR ANY PROPOSED ZONING DISTRICTS**
- **THERE ARE STANDARDS APPLICABLE ONLY WITH SPECIAL USE PERMITS (SUP) AND UNCLASSIFIED USE PERMITS (UUP). THEY BOTH ALLOW PUBLIC COMMENT.**
- **THERE IS NO PUBLIC COMMENT EXCEPT WITH SUP AND UUP PERMITS**
- **THERE ARE NO PERMITS WITH HEAVY INDUSTRIAL AND NO PUBLIC COMMENTS**

INDUSTRIAL LIGHT 1

- ❖ *Definition:* Place and/or building, or portion thereof, that is used or is intended for the manufacture (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products. The term includes furniture production, metal fabrication, apparel manufacturing, printing and publishing.
- ❖ Intended to provide for industrial uses that are less extensive and operate at a smaller scale relative to heavy industrial developments.
- ❖ Permitted principal uses include:
 - Value-Added Agricultural Commodity Processing Facility
- ❖ Permitted uses with SUP include:
 - Agricultural Uses of land

INDUSTRIAL HEAVY 1-2

- ❖ No Public Notice
- ❖ No Standards Applicable
- ❖ No SUP or UUP
- ❖ *Definition:* Place and/or building, or portion thereof, that is used or is intended for the following or similar uses: processing or manufacture of materials or products predominantly from extracted or raw materials; storage of or manufacturing processes using flammable or explosive materials; or storage or manufactured processes that potentially involve hazardous or commonly recognized offensive conditions; the term includes motor vehicle assembly, oil refineries, textile production, sawmills, post and pole plants, log yards, asphalt and concrete operations, primary metal processing, and the like.
- ❖ Intended to provide for larger scale, intensive industrial developments and other non-residential uses not otherwise prohibited by law.
- ❖ Permitted principal uses
 - All NON-RESIDENTIAL uses not otherwise prohibited by law. Any such use shall be required to comply with any supplemental regulations outlined in Section 8 of these regulations. All 1-2 uses shall be contained in a building, or sight-obscuring fence, berm, or other such improvement no less than six (6) feet in height shall surround the area outside a building being used for the enterprise, unless modified or waived by the Zoning Administrator.
- ❖ Permitted accessory uses include:
 - Agricultural Use
 - Private Power Plant

And there could be a power plant fueled by coal as an accessory use with the CAFO, without public comment.

EXAMPLE

A CAFO may be in MU-40 using a Special Use Permit (SUP) with Public Comment. But a CAFO could also be in Heavy Industrial, which does not use SUPs or UUPs. There would be no opportunity for public comment. This applies to "ALL NON-RESIDENTIAL USES NOT PROHIBITED BY LAW".

**IT IS TOTALLY UNACCEPTABLE TO ALLOW EVERYTHING THAT IS
NON-RESIDENTIAL INTO THE HEAVY INDUSTRIAL DISTRICT
WITHOUT ANY PUBLIC NOTICE AND PUBLIC COMMENT AND
WITHOUT ANY APPLICABLE PERFORMANCE STANDARDS.**

SPECIAL USE PERMITS (SUP)

- ❖ Public Notice
- ❖ Standards Applicable
- ❖ A special use is a use for which conformance to additional standards will be required and shall be deemed to be a permitted use in its respective district, subject to the standards and requirements set forth herein, in addition to other applicable requirements of these regulations. All such uses are hereby said to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case.

UNCLASSIFIED USE PERMITS (UUP)

- ❖ Public Notice
- ❖ Standards Applicable
- ❖ Unclassified uses shall be subject to all applicable property development standards of the district in which they are to be located and to the provisions within this section (18). In addition, the following uses may be permitted by UUP except for any use, including a power generating plant, which utilizes coal, coke, or other coal-based fuel as an industrial fuel source.
- ❖ Unclassified uses are hereby said to possess characteristics of such unique and special forms that each use shall be considered as an individual case regardless of their underlying zone district.
- ❖ Uses permitted upon issuance of an UUP include the following, among others
 - Slaughterhouse
 - CAFO
 - Power Plant

**THE SPECIAL USE PERMIT (SUP) AND UNCLASSIFIED USE PERMIT (UUP)
DO REQUIRE PUBLIC INPUT AND DO HAVE APPLICABLE STANDARDS.**

**HOWEVER, THE HEAVY INDUSTRIAL DISTRICT WILL ACCEPT
ANY NON-RESIDENTIAL USES NOT OTHERWISE
PROHIBITED BY LAW WITHOUT REQUIRING A
SPECIAL USE PERMIT OR UNCLASSIFIED USE PERMIT.**

**THE HEAVY INDUSTRIAL DISTRICT DOES NOT HAVE ANY
APPLICABLE STANDARDS AND DOES NOT REQUIRE PUBLIC INPUT.**

AGRICULTURAL USE ALLOWED IN 2019 CCPZR

- ❖ **Agricultural Use is allowed as a Permitted Use in Rural Residential, Suburban Residential, Urban Residential, Light Industrial, Mixed Use-20, and Mixed Use-40.**
- ❖ **Agricultural Use is allowed in Heavy Industrial as a Permitted Accessory Use.**
- ❖ **Agricultural Use is allowed in Heavy Industrial as a Non-Residential use not otherwise prohibited by law.**
- ❖ **Agricultural Use is allowed in Light Industrial with a Special Use Permit.**
- ❖ **Agricultural Use is NOT allowed in Commercial.**
- ❖ **Agricultural Use is NOT allowed in Mixed Use**

The overarching issue is that the AGRICULTURAL DISTRICT needs to remain intact as it currently is zoned. Breaking up agricultural use among all but two of the districts is impractical and inappropriate.

Agriculture is a significant part of our economy and is well-supported in the 2014 Cascade County Growth Policy.

EXAMPLES OF PUBLIC PARTICIPATION OPPORTUNITIES IN 2019 CCPZR

- ❖ BUTCHER SHOP
 - Commercial Permitted Principal Use - NO PUBLIC COMMENTS
 - Mixed Use Permitted Principal Use - NO PUBLIC COMMENTS
- ❖ CAFO (Concentrated Animal Feedlot)
 - MU-40 Permitted Use with SUP/40 acres - PUBLIC NOTICE FOR COMMENTS
 - Permitted Use with UUP – PUBLIC NOTICE FOR COMMENTS
 - Heavy Industrial Permitted Principal Use - NO PUBLIC COMMENTS
- ❖ COMMERCIAL FEEDLOT
 - MU-40 Permitted Use with SUP - PUBLIC NOTICE FOR COMMENTS
 - Heavy Industrial Permitted Principal Use - NO PUBLIC COMMENTS
- ❖ COMMERCIAL DAIRY
 - MU-20 Permitted for 20 acres or greater – NO PUBLIC COMMENTS
 - MU-40 Permitted for 40 acres or greater – NO PUBLIC COMMENTS
 - Heavy Industrial Permitted Principal Use – NO PUBLIC COMMENTS
- ❖ RENDERING PLANT
 - MU-40 Permitted Use with SUP – PUBLIC NOTICE FOR COMMENTS
 - Heavy Industrial Permitted Principal Use – NO PUBLIC COMMENTS
- ❖ SLAUGHTERHOUSE
 - MU-40 Permitted Use with SUP – PUBLIC NOTICE FOR COMMENTS
 - Permitted Use with UUP – PUBLIC NOTICE FOR COMMENTS
 - Heavy Industrial Permitted Principal Use – NO PUBLIC COMMENTS
- ❖ WORKFORCE HOUSING, PERMANENT & TEMPORARY
 - MU-20 Permitted Use with SUP – PUBLIC NOTICE FOR COMMENTS
 - MU-40 Permitted Use with SUP – PUBLIC NOTICE FOR COMMENTS
- ❖ VALUE ADDED AGRICULTURAL COMMODITY PROCESSING FACILITY
 - MU-20 Permitted use with SUP – PUBLIC NOTICE FOR COMMENTS
 - MU-40 Permitted Principal Use – NO PUBLIC COMMENTS
 - Light Industrial 1 Permitted Principle Use – NO PUBLIC COMMENTS
 - Heavy Industrial Permitted Principal Use – NO PUBLIC COMMENTS

Heavy Industrial allows "All NON-RESIDENTIAL uses not otherwise prohibited by law" to be permitted principal uses without needing a Special Use Permit or Unclassified Use Permit.

NO PUBLIC COMMENTS & NO APPLICABLE STANDARDS

**"ALL NON-RESIDENTIAL USES NOT OTHERWISE PROHIBITED BY LAW"
MAY BE IN HEAVY INDUSTRIAL, WHICH DOES NOT REQUIRE ANY
PUBLIC NOTICE OR PUBLIC COMMENTS.**

**This would include AFOs, CAFOs, Commercial Feedlots, Value-Added
Commodity Processing, Rendering Plants, Slaughterhouse, Commercial
Feedlots, Oil & Gas, Refineries, Railyards, Contractor Yards, etc.**

**THIS ZONING OPTION IN HEAVY INDUSTRIAL EFFECTIVELY
REMOVES ANY OPPORTUNITY FOR PUBLIC COMMENT IN
ALL NON-RESIDENTIAL USES.**

RECOMMEND ELIMINATING MIXED USE-20 AND MIXED USE-40.

**RECOMMEND RETAINING OUR CURRENT AGRICULTURAL ZONING AND
OUR CURRENT DISTRICTS AS LISTED IN THE 2018 CCZR.**

**RECOMMEND REVISING HEAVY INDUSTRIAL IN 2018 CCZR TO INCLUDE
SEVERAL INDUSTRIAL USES WITH A REQUIRED SUP AND
PUBLIC COMMENTS, AS PER BELOW.**

CURRENT 2018 CCZR, 7.4.2 1-2 DISTRICT – HEAVY INDUSTRY DISTRICT

Current Definition: Place and/or building, or portion thereof, that is used or is intended for the following or similar uses: processing or manufacture of materials or products predominantly from extracted or raw materials; storage of or manufacturing processes using flammable or explosive materials; or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions; the term includes motor vehicle assembly, oil refineries, textile production, sawmills, post and pole plants, log yards, asphalt and concrete operations, primary metal processing, and the like.

Permitted Uses: All NON-RESIDENTIAL uses not otherwise prohibited by law.

Permitted Accessory Uses: 1) One single family dwelling unit that is required by and incidental to the operation of the industrial enterprise. 2) Agricultural uses of land; Agricultural Buildings.

THERE ARE NO “HEAVY INDUSTRIAL (1-2) ZONING DISTRICT STANDARDS” LISTED.
RECOMMEND HAVING SPECIFIC ZONING STANDARDS (i.e. PERFORMANCE STANDARDS) LISTED FOR EACH ZONING DISTRICT.

THERE ARE NO MECHANISMS FOR PUBLIC COMMENT IN THESE USES.
RECOMMEND DELETING “ALL NON-RESIDENTIAL USES NOT OTHERWISE PROHIBITED” AND INSTEAD HAVING APPROPRIATE VERBIAGE FOR “OTHER USES USING THE SPECIAL USE PERMIT PROCESS” THAT WILL ALLOW PUBLIC INPUT.

RECOMMEND LIST OF INDUSTRIES PERMITTED UPON ISSUANCE OF A SPECIAL USE PERMIT

- Small AFOs, Slaughterhouse, Feedlots, Power Plant (hydroelectric, wind, solar, no coal or coal-based energy), Value-Added Animal Commodity Processing, and other non-conforming uses. Recommend not allowing CAFOs, Rendering Plants and large-scale industrialized animal production.

ZONING FOR NOISE & ODOR POLLUTION

In current 2018 CCZR, in Industrial 1, 7.4.1.9 Permitted Principal Uses includes: (2)(“b) all operations shall emit no obnoxious odors”. That was removed in the proposed 2019 CCPZR. It is an understatement that the uses allowed need to have a zoning requirement to prevent noxious odors.

- ❖ **RECOMMEND INCLUDING “PREVENT NOXIOUS ODORS” IN ALL COMMERCIAL, MIXED USE AND INDUSTRIAL DISTRICTS.**
- ❖ **RECOMMEND “NOISE PREVENTION” ALSO BE INCLUDED IN ALL COMMERCIAL, MIXED USE AND INDUSTRIAL DISTRICTS.**

QUESTIONS FOR YOUR THOUGHTFUL REFLECTION

GOAL 1: Sustain and strengthen the economic well-being of Cascade County's citizens.

- At what cost to the environment, community health and quality of life?

GOAL 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.

- NOTE: The Superfund sites identified in Cascade County are:
 - Carpenter Snow Creek Mining district (including Neihart)
 - Barker Hughesville Mining District
 - ACM Smelter and Refinery, Black Eagle site.

The primary contaminants in these sites are lead and arsenic found in the soils.
(i.e. CCGP Goal 3 Objective A: Protect the most productive soil types)

- There are numerous brownfield sites in Great Falls and Cascade County
- This is not the kind of "historic relationship" the majority of citizens of Cascade County want.
- The rural character of the county would be forever changed to an "industrial character" if these proposed zoning regulations are enacted.

GOAL 3: Maintain the agricultural economy.

- By removing agricultural zoning and replacing with Mixed Use and Heavy Industry, with Agriculture being parceled out in various districts?

GOAL 5: Preserve and enhance the rural, friendly, and independent lifestyle currently enjoyed by Cascade County citizens.

- With the potential for building workforce housing camps, CAFOs, commercial feedlots, poultry processing, slaughterhouses, commercial dairies, rendering plants and more industries on foreign-owned land in MT, with money leaving the state and country and selling Montana beef to China.....all without public input?

PUBLIC PARTICIPATION

As you know, public participation is a cornerstone of our elected/appointed government. Participation is a two-way communication. To date we have no idea if any of our public comments will make any difference or be included in what is currently proposed.

It appears the county is on a fast-track to approve these proposed zoning regulations, rather than allowing the time for meaningful widespread community dialogue to create a vision of what the citizens of this county envision for our future and the future of our children. We, the people, pay the salaries of county and city employees and have a constitutional right to be heard and have our ideas included. As previously expressed in comments submitted on May 11, MCA is specific about public notice and participation, and the *MT Local Government Board Handbook* states "There is no violation in the law by giving more notice or opportunity to be heard than is required." I might suggest this also applies to allowing more time for the process.

MT Local Government Board Handbook (p13)

It does not enhance the process if the input is only from the public and there is no feedback from the county, which ideally would lead to respectful conversation and thoughtful compromise with widespread community participation for the greater good of the entire palette of issues, including environment, climate change, education, economic strength, community health, water and soil quality, social connections, transportation, tourism and overall quality of life.

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

C.K. Craven
Homeowner



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919
Email: planningcomments@cascadecountymt.gov

Instructions

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Commenter Information

Name: Carolyn K. Craven

Complete Address: 101 14th Avenue South, Great Falls MT 59405

Comment Subject (please check one):

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☒ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

05.21.19 Planning Board Hearing on Growth Policy Revisions

05.31.19 Zoning Definitions

06.01.19 Agricultural Zoning

06.06.19 Additional Definitions

06.07.19 Growth Policy Staff Report

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No

Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

June 6, 2019

PUBLIC COMMENTS

CASCADE COUNTY PROPOSED ZONING REGULATIONS ADDITIONAL DEFINITIONS

POWER PLANT

A facility that converts one or more energy sources, including but not limited to water power, fossil fuels, nuclear power, or solar power, into electrical energy or steam. A power generation plant may also perform either or both of the following: (a) operation of a transmission system that conveys the energy or steam from the generation facility to a power distribution system; (b) operation of a distribution system that conveys energy or steam from the generation facility or the transmission system to final consumers. For wind energy see Wind Energy Conversion System Definition. For solar energy see Power Plant, Solar.

PRIVATE POWER PLANT

An electrical power generation facility that, regardless of fuel or energy source, is operated by a private property owner or lessee, and whose primary function is the provision of electricity to the permitted use(s) on the site the facility is located.

**RECOMMEND ELIMINATING ALL COAL FOR GENERATING ANY POWER IN
THE DEFINITIONS FOR "POWER PLANT" AND "PRIVATE POWER PLANT"**

**This would be in alignment with the progress
made in including wind and solar energy.**

NOISE POLLUTION

Annoying or harmful noise (i.e. vehicles, motors, machinery, airplanes) in an environment.

AIR EMISSIONS & ODOR

Odor emissions of volatile organic and inorganic odorous compounds from various industries are emitted in large quantities and create hazards to the ecosystem and health effects to humans.

RECOMMEND ADDING THE ABOVE TWO AREAS OF CONCERN

- ✓ **Require use of best technology to mitigate emission and odor concerns**
- ✓ **Require mitigation of noise pollution**

C.K. Craven
Homeowner

FOR OFFICE
USE ONLY

Date Received: 6-6-19

Date Reviewed: 6-6-19

Complete: ☒ Yes ☐ No

ANIMAL PRODUCTION

To raise animals as a process of producing a commodity or multiple commodities. This includes livestock ranching/farming on open range pasture, equine production, apiculture, aquaculture, entoculture.

**PLEASE CLARIFY WHAT OTHER ACTIVITIES MIGHT
BE "INCLUDED" IN THE PROCESS OF "PRODUCING A
COMMODITY" (i.e. SLAUGHTER, RENDERING, ETC.)**

EQUINE PRODUCTION

To raise members of the equine family (*equus* genus) as a process of producing a commodity or multiple commodities

**THIS IS A NEW DEFINITION
RECOMMEND ELIMINATING EQUINE PRODUCTION
FROM THESE ZONING REGULATIONS**

OIL AND GAS EXPLORATION, DRILLING AND PRODUCTION

Oil and gas exploration, drilling, and production within new or established oil and gas fields outside of urban areas.

RECOMMEND DELETING THIS USE FROM DEFINITIONS AND ZONING IN CASCADE COUNTY

OPEN CUT MINING OPERATION

Includes the following activities, if they are conducted for the primary purpose of sale or utilization of materials: 1) removing the overburden and mining directly from the exposed natural deposits or mining directly from natural deposits of materials; 2) mine site preparation, including access; 3) processing of materials within the area that is to be mined or contiguous to the area that is to be mined or the access road; 4) processing materials within the area that is to be mined through crushing, screening, asphalt, wash, and concrete plants, and utilizing other equipment used in processing open-cut materials; 5) transportation of materials on areas referred to in subsections 1 - 3; 6) storing or stockpiling of materials on areas referred to in subsections 1 - 3; 7) reclamation of affected land; and 8) any other associated surface or subsurface activity conducted on areas referred to in subsections 1 – 3.

**OPEN CUT MINING WAS NOT IN CASCADE COUNTY ZONING REGULATIONS UNTIL 2012.
RECOMMEND NOT ALLOWING OPEN CUT MINING DEFINITION OR ZONING IN
CASCADE COUNTY. WE ALREADY HAVE TOO MANY SUPERFUND SITES,
MOST FROM MINING AND WE CAN USE THE LAND IN MORE PRODUCTIVE,
ENVIRONMENTALLY NEUTRAL WAYS.**

STREAMSIDE SETBACK

A fifty (50) foot setback from any perennial-flowing stream or river to the outer wall of any structure. The established 50 foot setback distance is measured from the ordinary high water mark of the stream or river to the structure.

RECOMMEND 100 FOOT SETBACK

ZONING ADMINISTRATOR

The Cascade County Public Works Planning Division Planning Administrator or, in lieu of that position, *any Cascade County Public Works Planning Division Planner*. As of the adoption of these Regulations, the Cascade County Board of Commissioners appoint the occupants of these positions, pursuant to §76-2-210 (3), MCA, as enforcing officers of these Regulations.

THIS IS A REVISED DEFINITION

The Cascade County ZBOA Rules of Procedure state: "The Secretary of the ZBOA shall be the Cascade County Zoning Administrator, or the Zoning Administrator's appointee". The Zoning Administrator position has been vacant since Susan Conell retired in November 2016 (2 ½ years ago). The Rules of Procedure do not appear to allow "...any Cascade County Public Works Planning Division Planner". There are three junior planners in the Planning Division, and an Acting Supervisor of the planners. Recruiting for the Zoning Administrator vacancy appears to have been limited these past 2 ½ years.

RECOMMEND DELETING "...any CASCADE COUNTY PUBLIC WORKS PLANNING DIVISION PLANNER" FROM THE ZONING ADMINISTRATOR DEFINITION.

NOTE: THE ZONING ADMINISTRATOR VACANCY MUST BE ACTIVELY RECRUITED IN AND OUTSIDE OF MONTANA, INCLUDING THROUGH THE AMERICAN PLANNING ASSOCIATION/AMERICAN INSTITUTE OF CERTIFIED PLANNERS. IT IS UNACCEPTABLE TO HAVE THIS POSITON UNFILLED FOR 2 ½ YEARS!

Respectfully submitted,



Carolyn K. Craven
101 14th Avenue South
Great Falls, MT 59405

C.K. Craven
Homeowner



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

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Commenter Information

Name: Janelle Yatsko
Complete Address: 674 Stockett Rd Stockett MT 59480

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana Zoning

Comment

Medical Marijuana is a state Regulated HealthCare Option.
MMJ is an Alternative Healthcare Option just like
Chiropractor, Pain management, Pharmacies, Colonics office,
acupuncture, therapy offices and massage, health food stores.
The MMJ industry should be given the same Commercial Zoning.
Grandfather in all local grows + providers that are
currently in District A (Farm Rd).
Patients should be able to have Reasonable Access to their
medicine. Medicine should be Available from the four sides of
Great Falls. Patients are in hospice, bum rides, Ride their
motorized wheelchairs, catch a taxi (have you paid for a taxi lately?)

* IF County Commissioners are not current or up to date
with the full state laws on MMJ they should have to
educate themselves with the current state laws + state
regulations before any further actions can be made.
This process has to include information from local
providers. I scheduled 3 meetings with the commissioners + all 3

For Office Use Only

Date Received:	<u>6-6-19</u>	Date Reviewed:	<u>6-6-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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meetings were canceled, we tried formally to give you
this information. "power in education"



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Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Tash Melhisen

Complete Address: 512 2nd Ave NW

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana Zoning

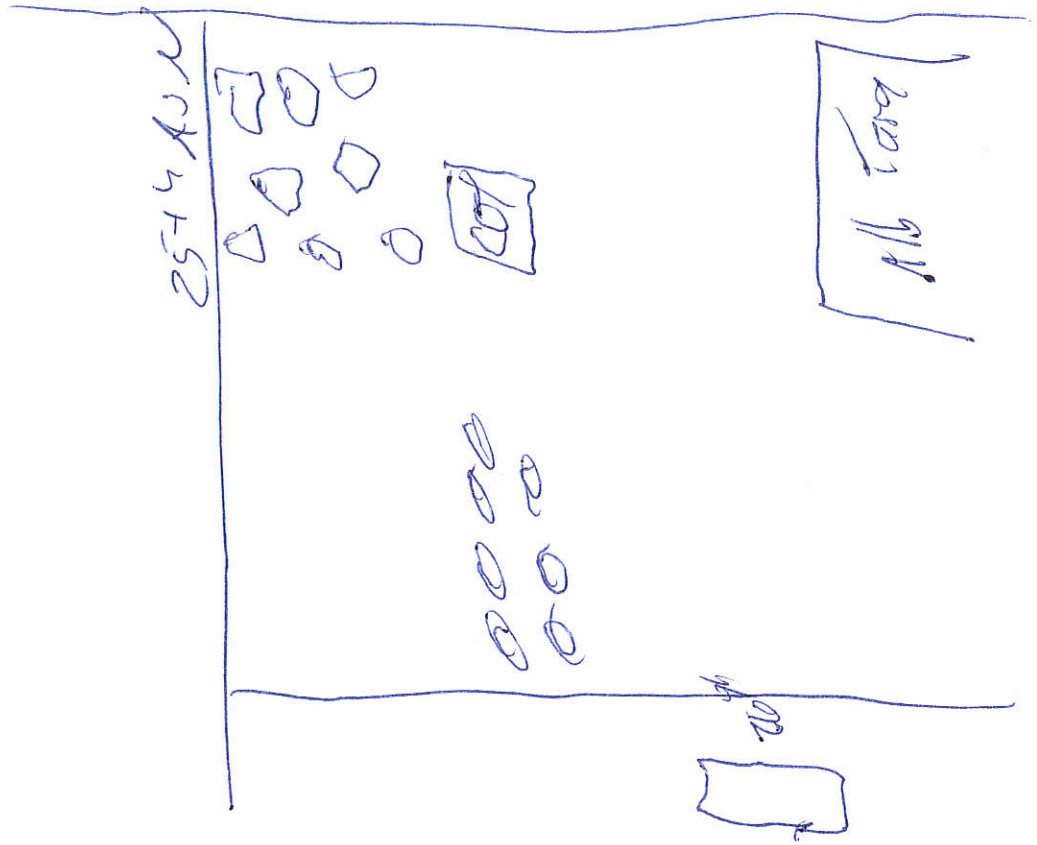
Comment

I think the county should follow the state of Montana's rules and regulations on regulating Medical Marijuana Growers and Dispensaries.
Also feel Dispensaries should be allowed in Commercial or light zoning, so access for patients is easier and safer. And Growers should be allowed in Farm Ag (District A) or at least grandfathered in for the existing providers. *Industrial*

For Office Use Only

Date Received:	<u>6-6-19</u>	Date Reviewed:	<u>6-6-19</u>	Complete:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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X



X

X



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-21
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

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Commenter Information

Name:

Melissa Walker

Complete Address:

336 29th Ave. N.E. - Great Falls MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

The County should follow the States Rules & Regulations on regulating grows & dispensaries.

Dispensaries should be allowed in commercial or light zoning so access for patients is easier & safer. Industrial grows should be allowed in farm ag. (District A).

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: Jeremy Corey
Complete Address: 336 29th Ave. NE. Great Falls MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

Industrial Grows should be allowed in farm ag. (District A.)
Dispensaries should be allowed in commercial or
light zoning for easier access for patients. Also the
county should follow the stated rules & regulations
for grows & dispensaries.

For Office Use Only

Date Received:	<u>6-6-19</u>	Date Reviewed:	<u>6-6-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

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121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name:

Daria Volk

Complete Address:

3501 40th Ave NE Great Falls MT

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

The county should follow the states rules & regulations on regulating Medical Marijuana grows & dispensaries. Also feel dispensaries should be allowed in commercial or light zoning so patients have easier & safer access.

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No



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Commenter Information

Name: Donny Volk
Complete Address: 1105 40th Ave N.E. Great Falls MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☐ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): _____

Comment

Grows should be allowed in farming ag (District A) or at least grandfathered in for the existing growers. The county should follow the states rules & regulations on regulation medical Marijuana grows & dispensaries. Grows should be allowed in commercial or light zoning so access for patients is easier & safer.

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Great Falls, MT 59401
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Commenter Information

Name: JOAN YATSKO
Complete Address: 8-COTTONWOOD Ave - Stocke H Mt 59400

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

Grandfather in local provision in Medical H -
Make mmj zoning commercial so it can be accessed
on all 4 sides of S. Falls.

For Office Use Only

Date Received:	<u>6-6-19</u>	Date Reviewed:	<u>6-6-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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☐ No



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Commenter Information

Name: Cindi Outten #28

Complete Address: 600 7 Ave S. Great Falls, MT 59405

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

Please have Great Falls / Cascade County follow
State Rules and on medical marijuana and change
zoning to Commercial for Business Store Fronts
and growing in Ag districts.

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No

☐ No



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Commenter Information

Name: Sierra Shumate

Complete Address: 1505 1st Ave. North, Great Falls, Montana

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana

Comment

The county should follow state rules, and change the zoning to commercial for the store fronts. Farm and grows should be allowed in farm Agg.

For Office Use Only

Date Received:	<u>6-6-14</u>	Date Reviewed:	<u>6-6-14</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Commenter Information

Name: John Carlisle

Complete Address: 610 9th Ave South #4

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

Zones for medical marijuana should be
~~prohibited~~ low and commercial zoning for
business fronts
and grow ops grandfathered in
already exist District A.

FOR OFFICE
USE ONLY

Date Received: 6-6-19

Date Reviewed: 6-6-19

Complete: ☒ Yes ☐ No

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Commenter Information

Name:

Francesca Popham

Complete Address:

610 9th Ave S #4

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

Zoning for medical marijuana should be per state law, commercial zoning for business/store fronts and as for grow operations, grand father in already existing grows.

FOR OFFICE
USE ONLY

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete: ☒ Yes

☐ No



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Commenter Information

Name:

Channon Collins

Complete Address:

117 4th St N

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

County should follow state rules + reqs +
change zoning to commercial + farm
AG ASAP

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No



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Commenter Information

Name: Jeff Hurd

Complete Address: 1400 21st Av South Great Falls 59405

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

- follow state law
make county zoning form in commercial + farm/ag
for easier patient access

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No



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Commenter Information

Name: David Snetzinger

Complete Address: 5440 Lower Rur Rd # 7 Great Falls MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana

Comment

County should follow State Marijuana Regulations
And make County zoning Commercial And Farm ag.

For Office Use Only

Date Received:	<u>6-6-19</u>	Date Reviewed:	<u>6-6-19</u>	Complete:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: Cory Hawks
Complete Address: 53 Allmont Rd Cozette MT 59444

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): MMJ

Comment

Follow state guidelines for regulations
change zoning to commercial or Farm/Ag

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

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121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

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Commenter Information

Name: Victori Wells

Complete Address: 116 9th St SW Great Falls, MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): none

Comment

Follow State zoning + make
zoning commercial

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Rustie Noble

Complete Address: 100 Gibson Flats RD GF MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana

Comment

I believe that current grows should be able to continue in the Agricultural Zoning. The store front should also be considered for commercial zoning. The county needs enforce & follow current state regulations on medical marijuana.

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Skip Noble

Complete Address: 120 Gibson Flats RD Great Falls MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana

Comment

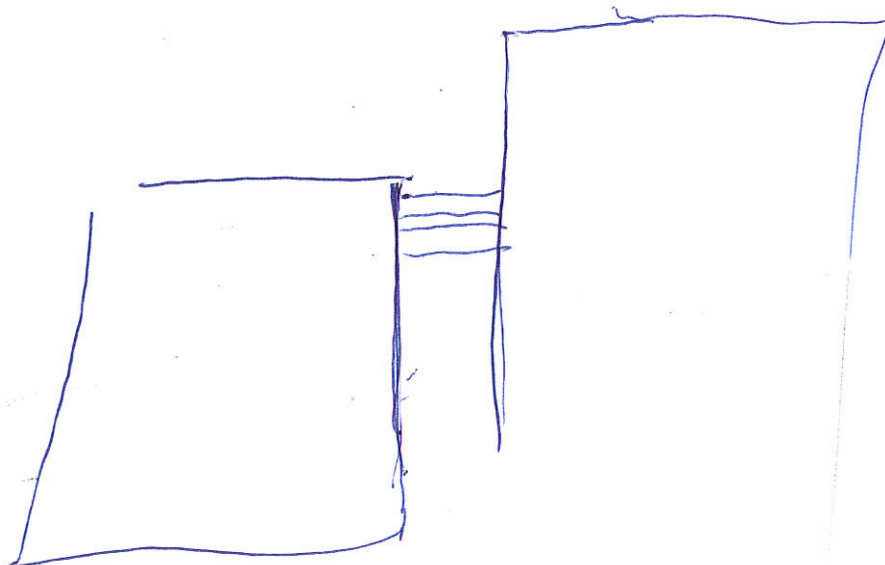
I believe that current grows should be able to continue in the Agricultural zoning. The street front should also be considered for commercial zoning. The County needs to enforce & follow current state regulations on MMJ.

For Office Use Only

Date Received: 6-6-19

Date Reviewed: 6-6-19

Complete: ☒ Yes ☐ No





Public Comment Form

Cascade County Public Works Department Planning Division

121 4th St N, Suite 2H-2I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Josh Wojciechowski

Complete Address: 3004 2nd Avenue N. Great Falls, MT 59401

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

I believe that current laws should be able to continue in the ~~area~~ Agricultural Zoning. The state laws should also be considered for commercial zoning. The county needs enforce and follow current state regulations on MMJ

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No



Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-21
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Instructions

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Commenter Information

Name: DALE J YATSKO

Complete Address: 674 STOCKETT ROAD, STOCKETT MONTANA 59480

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana Zoning

Comment

I think the county should follow the state of Montana's rules and regulations on regulating Medical Marijuana Growers and Dispensaries.
Also feel Dispensaries should be allowed in Commercial zoning, so access for Patients is easier and safer. And Growers should be allowed in Farm Ag (District A) or at least grandfathered in for the Existing Providers

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Public Comment Form

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: Bill Manning

Complete Address: PO Box 92 Sand Creek MT 59072

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

I FEEL THAT THE COUNTY SHOULD
LET THE STATE REGULATE THE INDUSTRY
AT THE STATES EXPENSE. THE COUNTY
SHOULD GRANT FORTH IN THE LOCAL
PROVIDES IN FARM AG.

For Office Use Only

Date Received: 6-6-19

Date Reviewed: 6-6-19

Complete:

☒ Yes

☐ No



Public Comment Form

Cascade County Public Works Department Planning Division

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Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

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Commenter Information

Name: TAMARA S. BOSTH

Complete Address: 500 8th AVE. STREET SOUTH GREAT FALLS, MT 59405

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): MEDICAL MARIJUANA

Comment

PLEASE CONSIDER GREAT FALLS & CASCADE COUNTY
TO FOLLOW OUR STATES RULES ON MEDICAL
MARIJUANA. THE ZONING NEEDS TO BE CHANGED FOR
BUSINESS FRONTS TO COMMERCIAL AND AG DISTRICTS FOR
GROWING.

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No

1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations

which are satisfied by the functions $u_i(x, y, z)$ and $v_i(x, y, z)$ in the domain D of the space E_3 . The functions u_i and v_i are assumed to be continuous in D and to satisfy the boundary conditions



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Commenter Information

Name: Brian Zigan

Complete Address: 4203 3rd AVE N

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): MEDICAL Marijuana

Comment

Please have Great Falls / Cascade County
continue to follow state laws on medicinal Marijuana
and keep zoning for Commercial Businesses store fronts
and growing in current Agricultural districts.

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No



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Commenter Information

Name: Alisia Piprude

Complete Address: 1027 Bancroft NW

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana

Comment

Allow zoning laws to follow state law
and zone store fronts & business to commercial
and ag districts for growing of medical
marijuana

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Commenter Information

Name: Zachariah Otter

Complete Address: 1027 5th Ave NW

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): MEDICAL Marijuana

Comment

I am asking that Great Falls/Cascade Zoning board follow
State medical marijuana law and have Business/
Store front Commercial Zoning and growing in
Agricultural zoning.

For Office Use Only

Date Received: 6-6-19 Date Reviewed: 6-6-19 Complete: ☒ Yes ☐ No



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Commenter Information

Name: Chelsey Anna

Complete Address: 1027 5th Ave NW Great Falls, MT 59404

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): Medical Marijuana

Comment

Please have Great Falls / Cascade County follow the state rules on medical marijuana and change zoning to commercial for business store fronts and growing in agriculture districts.

Chelsey Anna

For Office Use Only

Date Received: <u>6/6/19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Commenter Information

Name: Trenten Outten

Complete Address: 1027 5th Ave NW

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

Please have zoning laws for medical marijuana as state law zoning
to Zone Business/Store fronts Commercial and growing operations zoned
Agricultural.

For Office Use Only

Date Received:

6.6.19

Date Reviewed:

6.6.19

Complete:

☒ Yes

☐ No

1880. 1881. 1882.
1883. 1884. 1885.

1886. 1887. 1888. 1889. 1890. 1891. 1892. 1893. 1894. 1895.
1896. 1897. 1898. 1899. 1900. 1901. 1902. 1903. 1904. 1905.



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Commenter Information

Name: Katlynn Outten

Complete Address: 1027 5th Ave NW Great Falls, MT

Comment Subject (please check one)

☐ Special Use Permit Application

☐ Subdivision

☒ Zoning Text and/or Map Amendment

☐ Growth Policy

☐ Variance

☐ Floodplain Regulation Amendment

☐ Subdivision Regulation Amendment

☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

Please allow medical Marijuana business store fronts to be Zoned
in Commercial District and growing operations grandfathered in to be Zoned
ag/farming district.

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No



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Commenter Information

Name: Zack Martin

Complete Address: 600 17th Avenue #43

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street

☒ Other (describe): Medical Marijuana

Comment

Please allow medical marijuana business and storefronts to be zoned in business districts and grow operations zoned Agricultural as per state regulations.
Thank-you

FOR OFFICE
USE ONLY

Date Received: 6-6-19

Date Reviewed: 6-6-19

Complete: ☒ Yes ☐ No

October 22
1894

Will be in the office at 10:00 AM on Oct. 23.
The office will be open at 10:00 AM and will
be closed at 5:00 PM. The office will be open
on Oct. 24.



Public Comment Form

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Commenter Information

Name: Ryle Christensen
Complete Address: 720 1st Ave. South

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

Hopefully the County follows state rules
& regulations for my future convenience.
Please allow stores in commercial districts,
for easy access.
Please keep my provider growing in ag
districts.

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Commenter Information

Name: ORREN YATSKO
Complete Address: 1011 HAUSER BLVD HELENA MT 59601

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

- Accommodate patient Access into Commercial Zoning
- grandfather in providers/growers from District A
- the state has a fantastic regulation program already with Bill 265 - let the state mmj program regulate itself follow state law

For Office Use Only

Date Received: 6-6-19 Date Reviewed: 6-6-19 Complete: ☒ Yes ☐ No



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Commenter Information

Name: Michael Onstad
Complete Address: 1615 SMELTER AVE NE BLACK EAGLE 59414

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☐ Other (describe): Medical Marijuana Zoning

Comment

PATIENT ACCESS SHOULD BE COMMERCIAL
PROVIDERS SHOULD BE GRANDFATHERED IN FROM AC DISTRICT
OR DISTRICT A.
JUST FOLLOW STATE RULES & REGULATIONS

For Office Use Only

Date Received: <u>6-6-19</u>	Date Reviewed: <u>6-6-19</u>	Complete: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Fax: 406-454-6919

Instructions

This form is for providing public comment to the Cascade County Planning Division for review by any one or more of the following review and/or approval boards: Zoning Board of Adjustment (ZBOA), Planning Board, or Board of County Commissioners. Only complete submissions will be included for board review. Please provide the relevant information for each section below. A complete submission provides all of the following: commenter name and address, comment subject, and commentary on the subject issue(s). If additional space is needed for commentary, please attach additional sheets to this form. Completed forms may be submitted in person at the Planning Division office or by email at planningcomments@cascadecountymt.gov.

Commenter Information

Name: DALE YATSKO

Complete Address: 6745 STOCKETT RD Centerville MT 59480

Comment Subject (please check one)

- ☐ Special Use Permit Application ☐ Subdivision ☒ Zoning Text and/or Map Amendment
☐ Growth Policy ☐ Variance ☐ Floodplain Regulation Amendment
☐ Subdivision Regulation Amendment ☐ County Road Abandonment/ Discontinuation of County Street
☒ Other (describe): MEDICAL MARIJUANA

Comment

The County Should Follow State of Montana's Regulations. The
County has a full Plate the way it is already. Let the State
Regulate us at there expense with the state inspectors that
are already in place. The State Just Added 5 new inspectors.
That cost is being 100% paid for by the MMT Industry. NO TAX
DOLLARS BEING USED AT ALL...
ALSO Grand Father in Local Growers & Providers that have
followed State & County Laws.
Change Zoning on Store fronts to what we are Health Care
or at least Alternative Health Care. Allow us in Commercial,
Industrial, without the 1000 ft Set Back.
Leave all Growers in Farm Ag Zoning. Since that is where
we have been since 2004...

For Office Use Only

Date Received:

6-6-19

Date Reviewed:

6-6-19

Complete:

☒ Yes

☐ No